

## FINDINGS – Tentative Tract 16411:

**APN: 0467-791-01\***

APPLICANT: CRANDALL, DAVID  
PROPOSAL: **A) GENERAL PLAN AMENDMENT TO**  
CHANGE THE LAND USE  
DISTRICT FROM 3M/RM(MULTIPLE RESIDENTIAL)-1 TO  
RS(SINGLE FAMILY RESIDENTIAL)  
**B) TENTATIVE TRACT MAP 16411 TO CREATE TWELVE LOTS**  
ON 2.5 ACRES  
COMMUNITY: SILVER LAKES (HELENDALE)/S-1  
LOCATION: AUTUMN LANE AND LAKEVIEW DRIVE, SOUTH WEST CORNER  
JCS/INDEX: 11593CF1/DN148-27N/2003/TT01/GPA01  
STAFF: Al Diaz  
REP(S): CUBIT ENGINEERING, INC.

- 1) The proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan and any applicable specific plan. The proposed tract map is in substantial conformance to both the County Development Code, and the County General Plan. The proposed residences will be designed to conform to the County Administrative Design Guidelines as well as to the Silver Lakes Association's Environmental Control Committee's Architectural Guidelines for detached, single-family residential development.
- 2) The site is physically suitable for the type and proposed density of development. The minimum size for residential lots within the RS District is 7,200 sq. ft., and all lots in the proposed tract are in excess of this minimum size.
- 3) ~~An Initial Study reflecting the County's independent judgement and analysis was completed for the project and a Mitigated Negative Declaration is recommended as the appropriate environmental action in compliance with the California Environmental Quality Act (CEQA).~~ The site has been previously disturbed and the designs of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat. This is considered a small "in-fill project" and will not add substantial adverse impacts to the existing roadway or other infrastructure systems.
- 4) The design of the subdivision and the types of improvements are not likely to cause serious public health problems. The Public Health Department's Environmental Health Division received a project referral. No significant adverse impact potentials relating to public health were identified with this proposal, and this Department issued conditions of approval for the project.
- 5) The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. Both the existing public utility easement and the easement providing public "horizontal access" to the lake edge ("beach") will remain intact with the implementation of this proposal (Exhibit "D" - Tentative Tract Map 16411; Easement "B"; also refer to Exhibits/Photos Section).
- 6) The design of the subdivision does provide, to the extent feasible, passive or natural heating and cooling opportunities, though no such systems are specifically proposed at this time.

- 7) The proposed subdivision, its design, density and type of development and improvements conform to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law, because all affected agencies have been notified of the proposed development and have provided proposed conditions of approval that have been incorporated into the project. (Exhibit "F" – Preliminary Conditions of Approval). Adherence to these Conditions of Approval will assure that the proposed project will be in substantial conformance to the Development Code and General Plan.
- 8) The proposed subdivision is not within an Agriculture Preserve.